

FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR OCTOBER 28, 2009

CITY of
BALTIMORE
MEMO

**TO**

DATE: October 30, 2009

Captain John Carr, Fire Department
Mr. Ken Sands, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Ms. Valorie LaCour, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Tim Knight, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

In attendance were:

- Eric Tiso, Wolde Ararsa, Melvin Hicks, Gary Letteron, Bob Quilter, Anthony Cataldo, Martin French, Will Doane, Alex Hoffman, and Brigitte Fessenden for the Department of Planning;
- Capt John Carr for the Fire Department;
- Tim Knight for the Department of General Services
- John Igwe for HCD Plans Examining;
- John Thumbi and Valorie LaCour for the Department of Transportation;
- Ken Sands for the Parking Authority; and
- James Carroll for the Department of Public Works.

Agenda

1. 900 East 33rd Street – Ripken Field at Stadium Place – New Athletic Facilities
2. 11 E. Chase Street – The Algonquin – 56 Dwelling Units

900 East 33rd Street – Ripken Field at Stadium Place – New Athletic Facilities

Zoning: R-7 (PUD)

Plans Date: 22 Oct 2009

Block/Lot: 3986-C/006

Urban Renewal: None

Environmental: Forest Conservation

Historic: None

Total Site Area: ±552,056 sqft (total area); ±140,914 sqft (within oval)

Gross Square Footage: N/A

In addition to Committee Members and Planning staff, in attendance was:

- Sharon Huber-Plano, STV Inc.; and
- Jerry Sappington, Thurston Companies.

Project Summary:

This project is for the “Oval” portion of the Planned Unit Development (PUD) site, on the YMCA parcel. The existing playfield will be upgraded to a synthetic turf recreational field/facility for use for both baseball (with 30’ backstop fencing) and for football (with color-contrasted lines).

Comments & Issues:

- Project:
 - Other organizations may use the facility, and can schedule through the YMCA in the future.
 - There will be a walking path around the field, with exercise stations for the related youth and senior programming.
 - Covered dugouts will be built, and there will be some bleacher seating oriented for baseball spectators. The bleachers will be uncovered.
- Environmental/Landscaping:
 - Forest Conservation program requirements have been met through the PUD. Existing trees surrounding the oval are already installed.
 - The site will be graded to provide a larger level portion for the proposed field. Retaining walls will be used from the east side to the south side, and along a portion of the western side of the oval.
 - Two sloped portions will remain, and could be used for informal spectator seating. On the east side, there is a slope of 25.8% (8’ drop over 31’). The related retaining wall will have a maximum height of eight feet. On the west side, there is a slope of 30% (3’ drop over 10’). The related retaining wall will have a maximum height of 5.6’.
 - There will be no perimeter fence. The field will be accessible by the community. While this may present a maintenance challenge to the YMCA, they believe community access is important.

- Parking/Traffic:
 - Three handicapped parking spaces on the western edge of the oval will be provided.
- Accessibility:
 - Newly painted walkways leading to the field will be provided in several locations, with new handicapped accessible ramps where they were not previously provided.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
- Plan Adjustments/Missing Site Plan Elements:

Next Steps

- Submit two complete sets of revised plans for final approval and stamp; and
- Schedule Planning Commission hearing for Final Design Review.

NOTE

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

11 E. Chase Street – The Algonquin – 56 Dwelling Units

Zoning: O-R-4

Plans Date: 23 Oct 2009

Block/Lot: 0506/017

Urban Renewal: None

Environmental: None

Historic: Mount Vernon CHAP District

Total Site Area: ±7,982 sqft

Gross Square Footage: ±65,668 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Bob Rosenfelt, Colbert Matz Rosenfelt;
- Carla Ryon, Colbert Matz Rosenfelt; and
- Cass Gottlieb, Kann Partners.

Project Summary:

This existing nine-story building is proposed to be renovated for use as 56 dwelling units (38 1BR units, 18 2BR units). The last use of the building was for offices. The existing parking lot on the adjacent parcel is under the same ownership, and can provide the required off-street parking to serve this use.

Comments & Issues:

- Environmental/Landscaping:
 - For the proposed street trees, the existing Lindens are not in great health, please use another species. Also, please increase the existing tree pits to match proposed tree pits.
- Parking/Traffic:
 - 28 parking spaces are proposed to be designated for this building's use on the adjacent parcel. The existing parking lot is currently in use, and so the spaces for this building will have to be exclusively designated for this building. Provide a letter from the owner to the Parking Authority (attn: Ken Sands) explaining how these assigned spaces will be reserved.
 - Some of the parking spaces are tandem, and are not independently functioning. These spaces cannot be used for zoning purposes to provide parking for this building. However, they may be used to serve the surrounding public parking needs.
 - There will be some storage space provided in the building for tenant use, please note if there will be interior bicycle storage, or other bicycle facilities available.
- Historic:
 - This site is located within the Mount Vernon CHAP District, and so CHAP review will be required. Historic tax credits will be used as part of this project.
- Accessibility:
 - Three of the proposed units will be handicapped accessible.

- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
 - The proposed number of dwelling units exceeds the number permitted by the lot area requirement. The variance requested appears to exceed the BMZA's authority.
- Missing Site Plan Elements:
 - Please show the parking arrangement. Otherwise, the committee cannot evaluate how the dumpster will be accessed, and if the proposed parking spaces to be designated for this use are functional. Parking spaces and aisles need to be dimensioned. Ensure that the required handicapped parking ratio is available, and that there is an accessible path to the building entrance.

Next Steps

- Continue with BMZA hearing process. Please coordinate with Martin French (410-396-1354) in Planning.
- Submit revised plans and reschedule for review.

NOTE

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- **All approved final site plans must be stamped.**